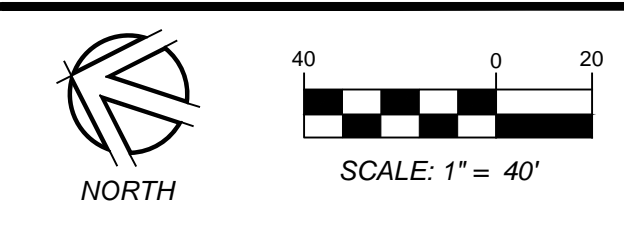
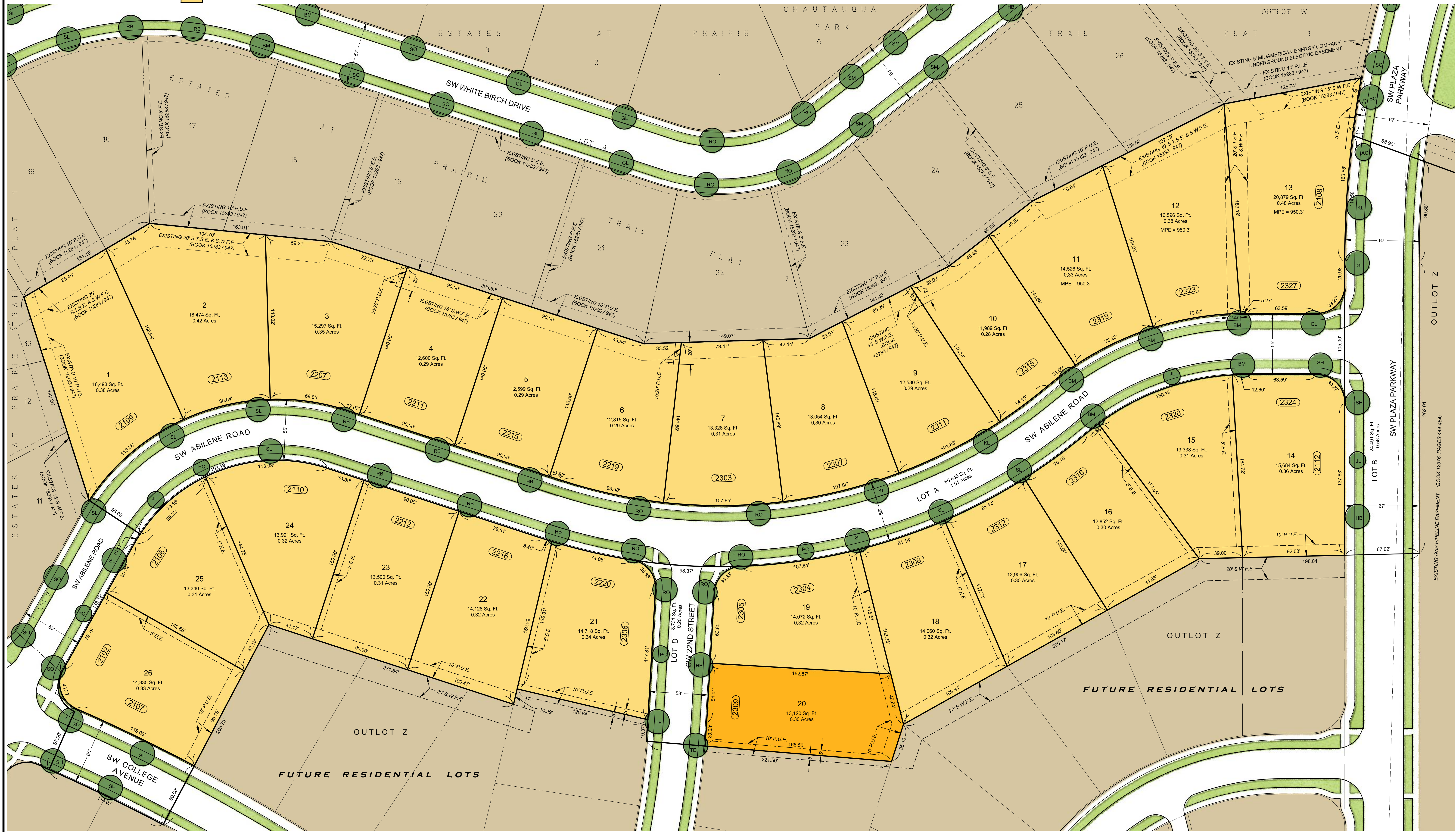


ESTATES AT PRAIRIE TRAIL PLAT 3



Total Residential Lots = 26

Key	Lot Types	Width	Number	Minimum Front Setback	Front Facade Zone	Minimum Side Setback	Minimum Street Side Setback	Street Side Facade Zone	Minimum Rear Setback
	Village Lots	60' - 79'	1	15'	10'	5'	10'	10'	7'
	Estate Lots	80' - 109'	25	25'	15'	5'	10'	15'	15'



LEGEND

(R)	Record dimension
E.E.	Electric easement
P.U.E.	Public utility easement
S.T.S.E.	Storm sewer easement
S.W.F.E.	Surface water flowage easement
(1234)	Street Address
---	Subject boundary line
- - - -	Proposed boundary line
- · - · -	Proposed easement line
---	Existing boundary line
- · - · -	Existing easement line

- GENERAL NOTES**
- Land area : 99.68 acres
 - Lots 1-13 of Estates at Prairie Trail Plat 3 is part of the Chautauqua Park Neighborhood Plan approved by the City of Ankeny.
 - Lots 14-26 of Estates at Prairie Trail Plat 3 is part of the Prairie Trail Southwest Neighborhood Plan approved by the City of Ankeny.
 - Outlot U cannot be further developed without being replatted.
 - Lots A, B, C, and D shall be dedicated to the City of Ankeny.
 - Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions); Restrictions (I.E., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party.

DEVELOPERS
 DRA Properties, LC
 1525 NE 36th Street
 Ankeny, Iowa 50021
 (515) 964-9444

- BENCHMARKS**
- Cut "X" in centerline of SW Cascade Falls Drive, 50 feet +/- south of the centerline intersection of SW 19th Street and SW Cascade Falls Drive. Elevation = 965.53 feet (NAVD88)
 - Cut "X" in centerline of SW 18th Street, 485 feet +/- west of the intersection of SW 18th Street and SW Cascade Falls Drive. Elevation = 970.50 feet (NAVD88)

TREE & SHRUB PLANTING SCHEDULE

Key	Common / Scientific name	Minimum Size	Root Comment
BM	Autumn Blaze Maple <i>Acer x freemanii 'Jefferson'</i>	2"	B & B or SPADE
SM	Fall Fiesta Sugar Maple <i>Acer saccharum 'Baldie'</i>	2"	B & B or SPADE
RB	Heritage River Birch <i>Betula nigra</i>	2"	B & B or CONT. Single Trunk only
SH	Hackberry <i>Celastrus occidentalis</i>	2"	B & B or CONT.
HB	Skyline Honeylocust <i>Gleditsia tracanthos var. 'Inermis Skyline'</i>	2"	B & B or SPADE
GL	Greenspire Linden <i>Tilia cordata 'Greenspire'</i>	2"	B & B or CONT.
SO	Sweeping White Oak <i>Quercus bicolor</i>	2"	B & B or SPADE

Key	Common / Scientific name	Minimum Size	Root Comment
RO	Northern Red Oak <i>Quercus rubra</i>	2"	B & B or SPADE
SL	American Serrula Linden <i>Tilia americana 'McClinty'</i>	2"	B & B or SPADE
KL	Skyline Honeylocust <i>Gleditsia tracanthos var. 'Skyline'</i>	2"	B & B or CONT.
TE	Triumph Elm <i>Ulmus 'Triumph Glory'</i>	2"	B & B or CONT.
PC	Profusion Crabapple <i>Malus 'Profusion'</i>	1 1/2"	B & B or CONT.
JL	Japanese Tree Lilac <i>Syringa reticulata</i>	1 1/2"	B & B or CONT. Single Stem

2525 N ANKENY BLVD., SUITE 121
 ANKENY, IOWA - 50023-4703
 (515) 965-0123 voice • (515) 965-5322 fax
 Civil Engineering - Land Surveying
 Landscape Architecture

NILLES ASSOCIATES

ESTATES AT PRAIRIE TRAIL PLAT 3
 ANKENY, IOWA
 SALES MARKETING PLAT

PROJECT NO.: 14055
 DATE: 02/11/15
 DRAWN BY: TJH
 CHECKED BY: TJH
 SCALE: AS NOTED
 SHEET TITLE: EX-1
 SHEET NO.: 1/1